

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Alameda County Consortium State: CA

PJ's Total HOME Allocation Received: \$60,730,530 PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	90.71 %	90.22 %	39	90.66 %	49	53	
% of Funds Disbursed	85.47 %	80.19 %	21	81.06 %	64	64	
Leveraging Ratio for Rental Activities	7.49	5.73	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.84 %	72.76 %	22	81.27 %	73	51	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.97 %	60.11 %	19	68.23 %	91	85	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.69 %	78.04 %	40	79.86 %	64	50	
% of 0-30% AMI Renters to All Renters***	44.73 %	41.03 %	37	44.82 %	47	48	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.04 %	1	94.65 %	100	100	
Overall Ranking:			In State:	9 / 92	Nationally:	89	85
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,632	\$32,339		\$25,419	693 Units	53.60 %	
Homebuyer Unit	\$24,736	\$19,480		\$14,530	24 Units	1.90 %	
Homeowner-Rehab Unit	\$0	\$26,371		\$20,251	0 Units	0.00 %	
TBRA Unit	\$4,398	\$2,782		\$3,156	576 Units	44.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alameda County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$161,793	\$214,860	\$0
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	29.3	50.0	0.0	20.1
Black/African American:	29.4	20.8	0.0	54.7
Asian:	19.8	0.0	0.0	6.6
American Indian/Alaska Native:	1.7	0.0	0.0	0.5
Native Hawaiian/Pacific Islander:	1.2	0.0	0.0	1.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3
Asian and White:	0.1	0.0	0.0	0.7
Black/African American and White:	0.0	0.0	0.0	0.3
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.0	4.2	0.0	2.1
Asian/Pacific Islander:	3.9	4.2	0.0	0.0

ETHNICITY:				
Hispanic	12.6	20.8	0.0	13.5

HOUSEHOLD SIZE:				
1 Person:	39.7	25.0	0.0	15.6
2 Persons:	26.4	12.5	0.0	35.1
3 Persons:	14.1	20.8	0.0	24.1
4 Persons:	9.2	16.7	0.0	15.6
5 Persons:	7.5	20.8	0.0	5.4
6 Persons:	2.6	0.0	0.0	3.1
7 Persons:	0.3	4.2	0.0	0.9
8 or more Persons:	0.1	0.0	0.0	0.2

HOUSEHOLD TYPE:				
Single/Non-Elderly:	30.0	29.2	0.0	22.7
Elderly:	27.8	0.0	0.0	1.6
Related/Single Parent:	20.6	12.5	0.0	63.2
Related/Two Parent:	16.6	50.0	0.0	9.5
Other:	4.9	8.3	0.0	3.0

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	17.3	0.0 [#]
HOME TBRA:	5.2	
Other:	27.6	
No Assistance:	49.9	

of Section 504 Compliant Units / Completed Units Since 2001 322

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alameda County Consortium

State: CA

Group Rank: 89
(Percentile)

State Rank: 9 / 92 PJs

Overall Rank: 85
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	95.84	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	88.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.69	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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